

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

68 Leonard Avenue, Noble Park, VIC 3174

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

or range between

\$630,000

&

\$670,000

Median sale price

Median price

\$ 726,000

Property type

House

Suburb

NOBLE PARK

Period - From

15/11/2022

to

14/11/2023

Source

core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	4/42 Kelvinside Road Noble Park Vic 3174	\$645,000	2023-08-05
2	15/42 Liege Avenue Noble Park Vic 3174	\$645,000	2023-11-06
3	6/16-18 Raymond Street Noble Park Vic 3174	\$645,150	2023-10-12

This Statement of Information was prepared on:

15/11/2023

